

VILLAGE NEWS

Walmer Park Village (WPV), Church Road
Walmer Port Elizabeth 6070

Note: Information in this Newsletter is not necessarily the opinion of Trustees of the Body Corporate or Managing Agents.



October 2017

Water Consumption: NMBM has three classes of water restrictions applied by means of a tariff structure. The present structure is the strictest where WPV (you) pay R15.88/kl/Unit for the first 500 litres per day. If more than 500 litres/Unit tariff is at a far higher rate. You will have noticed NMBM staff recently replaced the main water meter at WPV entrance. Subsequently daily meter readings indicate consumption increased above average. The situation is under investigation as Trustees find this worrying when one considers many Units are occupied by just one or two family members, PE has had rain and residents are now well informed about saving water. There may be a fault with the new meter and/or a major underground water leak. Investigations continue. Please check and urgently have repaired any obvious leaks at your Unit. If you see unnatural dampness at WPV please contact FSPA to report.

Gutters: Alugutter has been in action again, the previous person attending was unable to complete the job. Trustees have on file your earlier Defect Reports. An ongoing process and as funds become available more repairs will be carried out.

Thank you: To Gail Cohen who generously contributed pro bono time and energy to WPV gardens, together with Hester Minkley. Gail has withdrawn from this interest – Trustees express much appreciation for her hands on approach at WPV. Any volunteers?

Geysers: On many occasions this subject arises in Newsletters. Remember to have your geyser anode checked; if anode is completely sacrificed the geyser walls will be eroded and you may have a very expensive flood of water through your Unit while you spend the day at the beach!!! The drip-tray cannot cope with the water overflow if your geyser bursts; the first sign of trouble may be dripping water from the geyser overflow or no warning. Insurance claims include an excess payable by you and your Unit may be uninhabitable during repairs. Please note your obligation to maintain your geyser in terms of Clause 31 - Prescribed Management Rules (PMR):-

31. (1) Notwithstanding that a water-heating installation forms part of the common property and is insured by the body corporate, a member must maintain, repair and, when necessary, replace such an installation which serves that member's section or exclusive use area; provided that where such an installation serves sections owned or exclusive use areas held by more than one member, the members concerned must share the maintenance, repair and replacement costs on a pro-rata basis. Also take into consideration that the present policy with AIG only provides for the insurance of a geyser.

General Maintenance of Unit: Townhouses do on occasion have an owner who, due to circumstances, allows structures/gardens to fall into poor repair or even become derelict. This almost certainly impacts negatively on fellow owners with estate agents noting the situation, perhaps falling values and occasionally unsociable behaviour by owners or worse delinquent tenants. All owners have an obligation to maintain their investment and home (PMR):-

31. (2) *If despite written demand by the body corporate, a member refuses or fails to — (b) repair or maintain a section owned by that member in a state of good repair as required by section 13(1)(c) of the Act; and that failure threatens the stability of the common property, the safety of the building or otherwise materially prejudices the interests of the body corporate, its members or the occupiers of sections generally, the body corporate must remedy the member's failure and recover the reasonable cost of doing so from that member; provided that in the case of an emergency, no demand or notice need be given to the member concerned.*

Alterations, Extensions, Improvements: Really good news to see many owners upgrading Units at WPV. One reason is our excellent address. Wise words often repeated when estimating property values are the three most important factors – “position, position, position”. Remember, if you are contemplating improvements, the following applies (PMR):-

5. *Appearance of section and exclusive use area:*

(1) The owner or occupier of a section must not, without the Trustees' written consent, make a change to the external appearance of the section or any exclusive use area allocated to it unless the change is minor and does not detract from the appearance of the section or the common property.

Defect Report: When problems arise please contact FSPA (041 363 4668) or a Trustee only in the event of an emergency.

2018 WPV Budget: Maintenance expenditure accelerated during 2017, unavoidable repairs/replacements and planned maintenance caused Body Corporate to release Reserve Funds. The compulsory 10 year Financial Plan (in Terms of Sectional Title Schemes Management Act, 2011) was scrutinised at a recent Budget Trustee meeting. 2018 projections suggest that the Levy increase must include projected maintenance costs. WPV structures are about 28 years old so such expenses are part of owning real estate. Next year's AGM is your opportunity to view and discuss audited figures and forecasts.

Recycling: Greencycle, our appointed recycling firm, collects every two weeks usually at midday. Please leave green recycle bags in front of your unit early on a Monday morning or drop them off at WPV near the main gate. Bags will be collected by John. If you leave with other household garbage the recycled bags often end up in the skips; not what we aim for. If Monday falls on a public holiday please defer until the following Monday. The next collection is Monday 30th October and every 2 weeks thereafter.

WPV Street Lighting: Another repeat of information. Most street lighting is provided by each owner on the exterior of the Unit. A light survey last week revealed that an unfortunate number of exterior lights had either failed or were not switched on. South Africa is regrettably experiencing a crime wave, according to many press reports; criminals thrive in darkness. Each owner not complying with this obligation will be personally contacted to attend.